

DEVELOPMENT SERVICES

Building Services—Development Engineering—Development Planning
Development Review—Long Range Planning—Neighborhood Services

TRACKING THE NUMBERS

Special points of interest:

- Long Range Planning Bits
- Photo of new City Municipal Building
- String Lines Required for Setbacks and Easements

Total Permits:

↓ YTD - 1yr 34% ↑ YTD - 2yr 3%

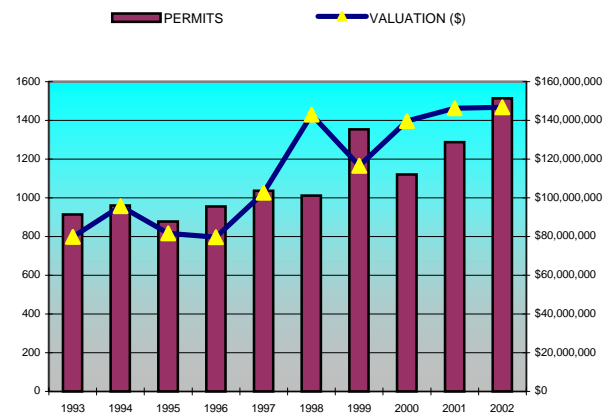
Year to date, total permits experienced a decrease in quantity when compared to last year at this time, February 2002, and experienced an increase when compared with two years ago, February 2001.

Single Family Homes: (Includes new Single Family homes; Does not include slab only)

↓ YTD - 1yr 8% YTD - 2yr 0%

Year to date, single family home permits decreased in quantity when compared to last year at this time, February 2002, but were equal in quantity when compared with two years ago, February 2001. (No specific trends. Several large subdivisions are building at this time.)

Building Permit Totals With Valuation - 10 Year History



Commercial: (Includes commercial; commercial remodel; Does not include slab only)

↓ YTD - 1yr 20% ↓ YTD - 2yr 60%

Year to date, commercial permits decreased in quantity when compared to last year at this time, February 2002, but increased in quantity when compared with two years ago, February 2001.

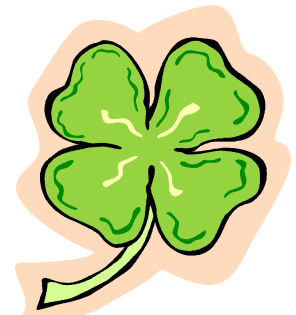
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PERMITS BY TYPE

Year to Date





Type of Permit	Permit	Unit	Amount
Single Family Home	112	112	\$15,477,762.00
Duplex	1	2	\$135,300.00
Tri-Plex/Four-plex	0	0	\$0.00
Apartment	0	0	\$0.00
New Commercial	10	N/A	\$2,314,788.00
Commercial Remodel	16	N/A	\$2,160,712.00



SCHEDULE OF EVENTS

- **3/4**—Zoning Board of Adjustment meeting 6:00 P.M.
- **3/6 & 3/20**—Planning & Zoning Commission Meetings 6:00 P.M. (WS 5:30 P.M.)
- **3/10**—Project submittal deadline for the 3/6 P&Z & 3/4 ZBA
- **3/13 & 3/27**—City Council Meetings 7:00 P.M. (WS 3:00 P.M.)
- **3/17**—Building & Standards Commission Meeting 6:00 P.M.
- **3/17**—Construction Board of Adjustment & Appeals Meeting 6:30 P.M.
- **3/24**—Project submittal deadline for the 3/20 P&Z
- **4/1**—Zoning Board of Adjustment meeting 6:00 P.M.
- **4/3 & 4/17**—Planning & Zoning Commission Meeting 7:00 P.M. (WS 6:30 P.M.)
- **4/10 & 4/24**—City Council Meetings 7:00 P.M.
- Note: - Meetings are held in Council Chambers.

March 2003

SUN	MON	TUE	WED	THU	FRI	SAT
						1 
2	3	4 ZBA 6:00 P.M.	5	6 P&Z 6:00 P.M.	7	8
9	10 Submittal Deadline	11	12	13 Council 7:00 P.M.	14	15
16	17 St. Patrick's Day B&SC 6:00 P.M. 	18 	19	20 P&Z 6:00 P.M.	21	22
23 CBA&A 6:30 P.M.	24 Submittal Deadline 	25	26	27 Council 7:00 P.M.	28	

INSPECTOR'S CORNER



String Lines Required for Setbacks and Easements

Effective 1 April 2003, the College Station Building Division will begin verifying that string lines are pulled for all building setback lines and easements as part of the foundation inspection. Our policy until now has been to verify that string lines are provided for the property lines as part of the foundation inspection.

This change is being made in an effort to provide a higher degree of assurance that structures are located on the lot in compliance with the approved site plan. Encroachments into building setback lines and/or City easements result in costly delays and our goal is to minimize these occurrences.

For more information on this issue, please contact the College Station Building Division at (979) 764-3741.

COMMERCIAL PROJECTS: CURRENT AND ON THE HORIZON

<ul style="list-style-type: none"> ❑ Aeropostale, 1500 Harvey Rd 4006, (BP 03-59) ❑ Great Clips, 1901 Texas Ave S D, (BP 03-478) ❑ Wet Seal, 1500 Harvey Rd 5018, (BP 02-3123) ❑ Cath Lab remodel, 1604 Rock Prairie Rd, (BP 03-108) ❑ Retail Space, 315 College Ave, (BP 03-66) ❑ Allsafe Storage 13101 FM 2154 (A-D), (BP 02-102 thru 02-105) ❑ Sam's Club, 1405 Earl Rudder Frwy S (BP 02-1578) ❑ Horizon Open MRI, 1726 Rock Prairie Rd (BP 02-3167) ❑ Firestation #1 (City proj), 304 Holleman Dr E (BP 02-2772) ❑ Home Depot, 1615 University Dr E (BP 02-2637) ➤ Dr. Maraist Office, 1105 University Dr E 100 (BP 02-3352) ❑ Living Hope Baptist Church (Ed bldg), 4170 SH 6 S (BP 02-3163) ❑ The Med (remodel), 1604 Rock Prairie Rd. (BP 02-3290) ➤ Moore Supply Co, 1530 Harvey Mitchell Pkwy S (BP 02-3173) ➤ Retail Storage Center (formerly Furrow's), 1501 Earl Rudder Fwy S (BP 02-3142) ➤ Middleton Bldg B, 3330 Longmire Dr (BP 02-2832) ❑ Privett Dental, 1111 Rock Prairie Rd (BP 02-2907) ❑ Walgreen's, 1751 Rock Prairie Rd (BP 02-2656) ❑ Dry Cleaners/Nail Salon, 2500 Texas Ave. S. (BP 02-2197) ➤ Kroger (refacing), 2412 Texas Ave S (BP 02-2433) ❑ Sprint, Transmission Tower, 207 Dominik Dr. A (BP 02-2019) ❑ Christian Science Society, new mtg room, 201 Boyett St. (BP 01-2654) ❑ Culpepper/WTF/Sprint, Transmission Tower, 319 College Ave. A (BP 02-1636) ❑ Bourbon St. Bar, Nightclub, 2501 Texas Ave. S. D-101 (BP 02-1344) 	<ul style="list-style-type: none"> ❑ Cingular/Sprint Tower, 2106 Southwood Dr. E. (BP 02-1254) ❑ City Municipal Building, , 310 Krenek Tap Rd. (BP 02-114) city proj. ➤ CS Water Tower, 1710 Parkplace, (BP 02-241) City project ➤ Wings-N-More, 1511 University Dr. E. (BP 02-2103) ❑ First United Methodist Church, 1125 Wellborn Rd. (BP 02-2332) ❑ Covenant Presbyterian Youth Bldg, 220 Rock Prairie Rd. (BP 02-2492) ❑ Stop & Store Mini-Storage, 3820 Harvey Rd. (BP 02-2904) ➤ Gatti Town/HEB Store, (9.55 ac/C-1) 2026 Texas Ave S (SP 03-56) (DP 03-13) ➤ West Pointe Bldg Center, (2.4ac) 12850 Old Wellborn Rd (SP 03-55) ➤ Signs Now, (1.47 ac/C-2) 3101 Longmire Dr (SP 03-50) (DP 03-11) ➤ A&M Methodist Church Fellowship 200 College Main. (DP 03-10) (SDSP 03-41) ➤ Chipolte Mexican Grill 815 University Dr (DP 03-7) (SDSP 03-34) ➤ Arts Council of Brazos County, 2210 Colgate Dr (FP 03-10) (DP 03-03) ➤ Aggieland Fitness Center (1.87 ac/ C-1) SH 6 South (DP 03-5) (SP 03-15) ➤ McDonald's Restaurant, (0.7 ac/C-1) 2420 Texas Ave S (SP 03-14) ➤ Kim Quach Convenience Store (1.21 ac/C-3) 600 Graham Rd (DP 03-01) (SP 03-2) ➤ Copy Corner (1.4 ac/C-1)) 2307 Texas Ave (SP 03-19) ➤ Rainbow Playsystems of the BV (warehouse of playground equipment contained within a fenced & screened area) 4020 SH 6 S (SP 02-154) ➤ Bugblasters (additional warehouse) 3304 Longmire Dr. (SP 02-155) ❑ Southland Cell Tower, 112 Holleman Dr. W. (CUP 02-118) ➤ Easterwood-Kinman WTF/Verizon, 3790 Raymond Stotzer Pkwy. (CUP 02-101) 	<ul style="list-style-type: none"> ➤ Bug Blasters, 3209 Earl Rudder Fwy S. (SP 02-77) ➤ Continental Auto Sales, 1005 Earl Rudder Fwy S. (DP 02-24) (CUP 02-70) ➤ BJ Autoworks, 589 Graham Rd. B. (SP 01-226) ➤ Graham Business Park (16 Lots/ 2.58 ac) 625 Graham Rd. (PP 02-13) (PP 02-263) ➤ Seventh Day Adventist Church, 1350 Earl Rudder Fwy S., (DP 03-8) (SP 01-180) ❑ A&M Church of Christ, New location, 2475 Earl Rudder Fwy S. Revised plans (DP 01-81) (CUP 01-270) <hr/> <h2>EXPANSION & MAJOR REMODEL PROJECTS: CURRENT & ON THE HORIZON</h2> <hr/> <ul style="list-style-type: none"> ❑ Wolf Pen Creek Park, Adding Overlooks & Bridge, 1015 Colgate Dr. (BP 02-1938) ❑ Hilton, Remodel, 801 University Dr. E. (BP 02-1625) ❑ Max Food Mart, Adding Buppy's Catering, 4150 SH 6 S. (BP 02-1352) ➤ Texas Avenue Crossing (formally Redmond Terrace), 1402-1418 Texas Ave S (DP 02-33) (SP 02-135) <hr/> <h2>APARTMENT & HOTEL PROJECTS: CURRENT & ON THE HORIZON</h2> <hr/> <ul style="list-style-type: none"> ➤ Southgate Village Apts. (21 Bldgs, Maj. Remodel) 134 Luther (BP 01-1356-1376) ➤ 8 of 21 CO'd ❑ Magnolia Place Dormitory (7.84 ac/ 196 units/ 410 Bd) R-6, 501 University Oaks Blvd. (BP 02-2894) (SP 01-215) ❑ Deacon Condos Ph 2 (6 units/ 18 Bd), 400 Fraternity Row (BP 02-2386)
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Updates in Bold Navy

Current (❑)
[Building Dept.]On The Horizon (➤)
[Development Dept.]Complete (➤) Closed (○)
(➤, ○ Project will be deleted in next issue)

SUBDIVISION PROJECTS: CURRENT AND ON THE HORIZON

Residential

- Fox Run Condominiums (9.18 ac/ R-5) 801 Luther St W (SP 03-31)
- Stonebrook Subdivision, (17.33 ac/45 lots/R-5) 2800 Old Rock Prairie Rd (PP 03-18)(SP 02-239)
- Waterwood Condominiums (13.72 ac/187 units/R-4) 1001 Krenek Tap Rd (**DP 03-12**)(SP 02-239)
- Spring Creek Townhomes Subd (20.88 ac/ 142 Lots/PDD-H) 4400 SH 6 S (PP 02-224) (Ph 1-4.12 acres/29 lots)(DP 03-6) (FP 03-30)
- Harvey Hillside (5.36 ac/ 2 Lots) 3950 Harvey Rd (FP 02-233)(DP 02-55)
- Peach Creek Estates (4.43 ac/ 2 Lots) 19660 Pipeline Rd (FP 02-237)
- Simmons Addition (3.15 ac/ 1 Lot) 3435 Barron Cut-Off Rd (FP 02-214)
- E&M Jones Farm Place (32.04 ac/ 4 Lots/R-4/R-1) 2520 Earl Rudder Frwy S, (PP 02-206) (FP 02-222)
- Southwood Estates (17ac/ 72 Lots/ R-1) 1401 Arnold Rd, (PP 02-196)
- Dartmouth Crossing (7.41 ac/ 68 Lots/R-3) Southwest Pkwy E, (PP 02-186)
- Autumn Chase (8.35 ac/ 19 Lots/4 R2 lots&15 R5 lots) 2304 Cornell Dr., (PP 02-168) (FP 02-245)
- Heritage Townhomes, (6.63 ac / 55 Lots) Harvey Rd.
- Carroll Addition (7.91 ac/ 30 Lots/ R1) Arnold Rd. (PP 02-132) (DP 02-47) (FP 02-204)
- Spring Meadows (formerly Spring Branch & Spring Hills) (Ph 1/1 lot) (Ph 2/87 lots/32.07 ac) 308 Greens Prairie Rd. (PP 02-54)(FP 02-205)(DP 02-48)(FP 02-212)
- University Preserve (14.01 ac/ 26 Lots/R1) Munson Ave.
- Holleman Village Addition Sec 2, (4.53 ac/ 18 Lots/ Duplex)
- Bridle Gate Estates Ph 2 (27 Lots/9.7 ac) Bridle Gate Dr. (FP 01-198)
- Sweetwater Forest Ph 1, (38.4 ac/22 Lots) Greens Prairie Rd. W.
- Westfield Village
 - Westfield Village Sec 2 Ph 1-5, (76.65 ac/280 Lots/PDD-H) (MPP 01-271)
 - Westfield Village Ph 1, (16.79 ac / 84 Lots /PDD-H) Barron Rd (FP 02-38)
- Pebble Creek
 - Pebble Creek Ph 7B-1 (38 Lots/23 ac/ R1) Royal Adelaide Dr. (DP 02-2) (FP 02-7)
 - Pebble Creek Ph 7B-2 (48 Lots/ 31 ac/ R1) Royal Adelaide Dr. (FP 02-80)
 - Pebble Creek Ph 9B (60 Lots/26.28 ac) 1299 Royal Adelaide Dr (FP 03-11) (PP 03-13) (DP 03-04)
- Emerald Forest (Appomatox Dr.)
 - Emerald Forest Ph 11A, (6ac/18 Lots)
 - Emerald Forest Ph 11B, (6.58ac/ 19 Lots) (DP 01-34) (FP 01-115)
 - Emerald Forest Ph 11C (6.35ac/ 18 Lots) (DP 01-35) (FP 01-116)
- Alexandria
 - Alexandria Phase 4A, (30 Lots) Barron Rd.
 - Alexandria Ph 4-B, (36 Lots/ 9.776 ac)
 - Alexandria Ph 5, (44 Lots/ 13.66 ac / R1) Barron Rd. (DP 02-11)(FP 02-47)
- Edelweiss Gartens (386 Res. Lots)
 - Edelweiss Gartens Ph 1, (15.24ac/63 lots) Ardenne Ct.
 - Edelweiss Gartens Ph 2, (18.81ac/93 lots) Victoria Ave. (DP 02-46) (FP 02-202)
 - Edelweiss Gartens Ph 3, (3.49ac/13 lots) 3850 Victoria Ave. (DP 02-50)(FP 02-221)
 - Edelweiss Gartens Ph 4, (14.823ac/58 lots) 3850 Victoria Ave. (DP 02-50) (FP 02-228)
- Westfield Addition (Graham Rd.)
 - Westfield Addition Ph 2 (12.45ac/60 Lots) (PP 02-37) (DP 02-42)
 - Westfield Addition Ph 2A (9.7 ac/ 49 Lots/ R-1) (DP 02-23) (FP 02-91)
 - Westfield Addition Ph 3, (57 Lots; 55-Res. & 2-Comm)
- Sun Meadows (Graham Rd.)
 - Sun Meadows Ph 2, (24.07ac/ 96 R1 Lots)
 - Sun Meadows Ph 2A, (2.16 ac/ 10 R1 Lots)
 - Sun Meadows Ph 3, (1.6 ac/ 10 R1 Lots)
- Crowley Tract
 - Crowley Tract, (331.4 ac/ R1-A, R3, C-1, A-O) SH 6 S. (MPP 02-57)
- Castlegate (Castlegate Dr.)
 - Castlegate Sec 2, Ph 2, (60 Lots) (FP 01-154) (DP 01-50)
 - Castlegate Sec. 3 Ph 2 (23 Lots) (FP 01-168) (DP 01-54)
 - Castlegate Sec. 8, (9.23 ac/ 30 Lots/ PDD-H) (PP 02-56)
 - Castlegate Sec. 9, (55 Lots/ 19 ac/ PDD-H) (DP 02-7) (FP 02-27) FP Filed
 - Castlegate Sec. 10, (15 ac/ 62 Lots/ PDD-H) (DP 02-36) (FP 02-153)
 - Gardens of Castlegate (9.23ac/ 30 Lots/PDD-H) (DP 02-16) (FP 02-75)
- Texas Centroid Ranch
 - Stone Forest Ph 2 (10.76 ac/ 34 Lots) 300 Greens Prairie Rd.
 - Stone Forest Ph 3 (12.38 ac/ 41 Lots) (FP 01-90) (DP 01-28)

Subdivisions in the ETJ: Residential

- Rainbow Acres 1st Installment (5.05 ac/2 Lots) 4158 Rainbow Trl (FP 02-241)
- Paloma Creek Estates- Whispering Oak, (10.02 ac/ 4 Lots) White Creek Rd (FP 02-139)
- Schuessler, (55.37 ac/9 Lots) Kemp Rd. (PP 02-124) (FP 02-173)
- Turnberry Place (formally Bouga Falaya), (10.5 ac/8 Lots) Greens Prairie Rd
- Estates at Riverrun Ph 3 (214.71 ac/ 5 Lots) At end of Paint Trail
- Great Oaks Ph 1, (55 lots) 1st ph of 151 lots.

Updates in Bold Navy

Current (□)
[Building Dept.]

On The Horizon (≡)
[Development Dept.]

Complete (➤)

Closed (○)

(➤, ○ Project will be deleted in next issue)

SUBDIVISION PROJECTS: CURRENT AND ON THE HORIZON

ABBREVIATIONS & DEFINITIONS

Abbreviations:

SP	-	Site Plan Permit
DP	-	Development Permit
PP	-	Preliminary Plat
CUP	-	Conditional Use Permit
REZ	-	Rezoning
MDP	-	Master Development Plan
MPP	-	Master Preliminary Plat
FP	-	Final Plat
PC	-	Plans Check
BP	-	Building Permit
SDSP	-	Special District Site Plan
Bd	-	Bedroom
APP	-	Approved



***"You can contact the
Development
Services
Department at (979)
764-3570"***

River Place Koppe Bridge Rd

- ⚡ River Place Ph 1, (32 Lots)
- ⚡ River Place Ph 2, (75 ac/17 lots).
- ⚡ River Place Ph 3, (8 ac/3 Lots) (FP 01-161)

Indian Lakes SH 6 South

- ⚡ Indian Lakes (1397 ac/ 130 Lots) SH 6 S. (PP 02-59)
- ⚡ Indian Lakes Ph 1 (401 ac/ 80 Lots) SH 6 S. (FP 02-125)(FP 02-236)(FP 02-257)

Bentwood Estates (204.05 ac/ 90 Lots/ R1)

- ☐ Bentwood Estates Ph 1, FM 2154 (76.53 ac/ 31 Lots) (FP 03-28) FP Filed

Estates of Royder Ridge

- ☐ Estates of Royder Ridge Ph 1, (7.8 ac/7 lots) Greens Prairie Trl.
- ☐ Estates of Royder Ridge Ph 2 (37.75 ac/ 30 Lots) R-1,

Duck Haven (188 ac & 120 Lots)

- ☐ Duck Haven Ph 1, (52 ac/40 Lots/R-1) S of Wellborn on FM 2154 (FP 02-28)

Subdivisions in the ETJ: Commercial

- ⚡ Gold Subd., Raymond Stotzer Pkwy (1.5 ac/1 lot) (PP 02-264) (FP 03-25)
- ⚡ Rock Prairie Bus. Park-Mikeska (formally Mikeska Commercial Estates), Rock Prairie Rd. W (62.85 ac/14 Lots) (PP 02-156) (FP 02-194)

Commercial

- ⚡ **Edelweiss Gartens, City Park, (7.74 ac) 500 Hartford Dr (FP 03-61)**
- ⚡ Rock Prairie Landfill, 2210 Colgate Dr (FP 03-10) (DP 03-03)
- ⚡ Southside Plaza, 4083 SH 6 S (40 ac/ C-1) (SP 02-273)(DP 02-60)
- ⚡ McAlister's Deli, 1006 University Dr E (1 ac/C-1) (SP 02-271)(DP 02-58)
- ⚡ Redtail Rental, 3101 Longmire Dr

(1.26 ac/C-2) (SP 02-256)(DP 02-54)

- ⚡ Fedora Subdivision, 2892 Graham Rd. N (PP 02-267)
- ⚡ Graham Corner Plaza (10.73 ac/ 7 Lots) 4030 SH 6 S (FP 02-242)(PP 02-243)
- ☐ Castlegate Business Ctr (20.52 ac/6 lots/C-1) 2200 Greens Prairie Rd W, (PP 02-223)
- ☐ Williamsburg (7 ac/mini storage units) 2320 Harvey Mitchell Pkwy S, (SP 02-227)
- ☐ Champions on Luther St (5.16 ac/20 duplex units) 901 Luther St W, (SP 02-217)(DP 02-49)
- ☐ Por Nada Subdivision (11.63 ac/2 Lots/C-1) 410 Harvey Mitchell Pkwy S, (PP 02-190)
- ☐ Barker Subdivision (2.45 ac/ 1 Lot/C-3) 4141 SH 6 South, (PP 02-170) (FP 02-177)
- ☐ W C Boyett Estate Subdivision, (3.21 ac/1 Lot) 301 Church Ave. (FP 02-167)
- ☐ Emerald Park Plaza, (4.87 ac/1 Lot) 1511 Emerald Plz. [medical/dental office] (DP 02-38) (SP 02-162)
- ⚡ Deuel Addition, (1 ac/ 2 Lots/M-1) 415 Graham Road (FP 02-122)
- ⚡ Lick Creek, (4 ac/ 1 Lot) SH 6 S. (FP 02-69)
- ☐ Cooper's, (5 ac/2 Lots) 4121 SH 6 S. (DP 02-45) (SP 02-191) (FP 02-119) (2.5ac/ C-B/Aggieland Carpet One)
- ⚡ KTH Commercial Addition, (2 Lots/ 10.674 ac) 4250 SH 6 S. (FP 01-206)
- ⚡ One Lincoln Place, (2.9 ac/2 lots) 1010 University Dr. E. (DP 02-30) (FP 02-108) (FP 02-141)

*Updates in
Bold Navy*

Current (☐)
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LONG RANGE PLANNING

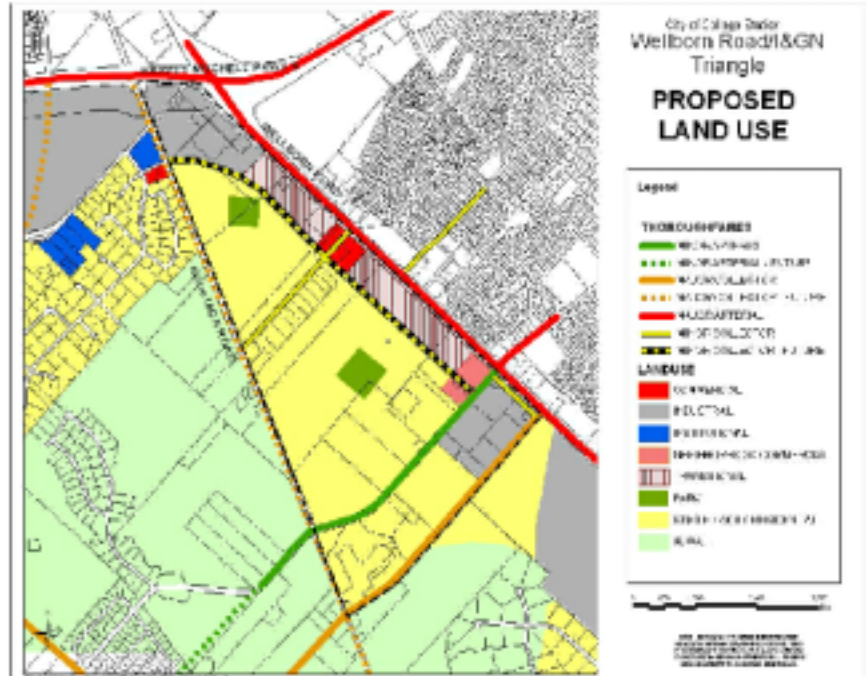


Wellborn Road / I&GN Triangle

Land Use and Thoroughfare Plan Update

The City of College Station continues to update the Comprehensive Plan to accommodate changing conditions and new development. In February the City Council adopted an update to the Land Use and Thoroughfare Plans in the area bound by Wellborn Road, the I&GN right-of-way and N. Graham Road. Most of this area was annexed into the City last summer. This combined with increasing development requests brought about the need to update the plans for this area. In addition, the City is conducting an impact fee study that will support the extension of utilities into this area. The Land Use Plan is used to help estimate utility demands and infrastructure needs.

The Land Use Plan outlines the preferred land uses for this area and provides guidance for future rezoning and development requests. The Thoroughfare Plan establishes general locations for future collector and arterial streets. Together these plans act as a guide for the orderly, compatible and efficient growth of our community. The complete report can be viewed on the City's website at devservices.ci.college-station.tx.us, or contact Lee Battle in the Long Range Planning Division at 764-3570.



Many of the Development Services and other city staff attended the 2nd Annual Growth & Development in Brazos County seminar in February. It was organized by the Brazos Valley Small Business Development Center.

Mr. Bob Appleton of TxDOT gave a presentation on many of the projects of interest to our community.

Other presentations were given by Commissioner Tony Jones of the Brazos Regional Water Planning Group, Dr. Don Voelter of Blinn College and Mr. Karr Ingham of Ingham Economic Reporting Corporation. Their electronic presentations may be viewed on the BVSBD C website at www.bvsbdc.org.

Table 1: Traffic Counts

	1998	2001	Percent Increase
SH 6 Bypass	55,000	73,000	32.7%
SH 6 @ Rock Prairie Road	30,000	40,000	33.3%
Texas Avenue @ New Main/Walton	38,000	47,000	23.7%
FM 2818 @ George Bush Drive	16,300	22,000	35.0%
Briarcrest @ SH 6	35,000	38,000	8.6%
Boonville Road @ SH 6	9,000	16,600	84.4%

Source: Bob Appleton/TxDOT and COCS Development Services



The City of College Station, the Texas Transportation Institute, and the Brazos Valley Council of Governments are teaming up to host the Second Annual Brazos Valley Transportation Summit on May 2nd, 2003! This year's summit will be held at the George Bush Presidential Library and Conference Center on the Texas A&M University campus. The purpose of the summit is to bring together the transportation decision-makers within the area and to develop a regional perspective in addressing our transportation issues. The geographic area we are targeting for the summit stretches from Houston to the Temple-Killeen metropolitan area and includes

the ten counties in the Brazos Valley that make up the Bryan District of the Texas Department of Transportation. These participants include elected and appointed officials from city, county and state government, local government management, transportation, and planning staff, and economic development organizations.

The one-day conference will include sessions to discuss important topics including the Importance of Regional Planning, Transportation Funding, and Regional Projects. A highlight of the summit will be a session focusing on the proposed Brazos Express Corridor. This corridor would link Fort Hood to Houston and the Port of Beaumont with freight rail, passenger rail, and highway lanes. In addition to providing a critical link for the military in times of deployment, it would also provide a passenger rail link between Governor Perry's Trans-Texas Corridor and the federal high-speed rail system.

POPULATION: The current population estimate for the end of February 2003 is **73,526**. This is based on new dwelling permits. Despite low interest rates, some are warning of a cooling in new home construction; only time will tell.

Home Building and Lot Drainage

As most Developers and Builders are aware, commercial sites, multifamily projects and residential subdivisions are reviewed by City Staff to insure compliance with the City of College Station Flood Protection Ordinance and Design Policy. A separate fee is paid, and a Drainage Development Permit is Issued when the development plan package meets the City's Regulations.

The primary purposes of this review are to insure that the proposed development will be safe from flooding, and that any negative impacts of the development will be mitigated. One of the most important potential impacts is any change in drainage pattern beyond the developed site.

The College Station Drainage Regulations are based on the State Water Code principle that all property owners must accept existing surface drainage flows without blockage or diversion onto property owned by others without their express consent. Concurrently, property owners are allowed to discharge surface flows in the same general condition and location as any existing flows.

In recent months however, it has become apparent that many local Home Builders and Contractors are not aware that this regulation also applies to individual single family homes. While it has been the practice of the City not to require the fee payment and individual review of each home, the ordinance clearly applies to these projects as well.

Over the past several months the City has been receiving many complaints from owners adjacent to homes either under construction or recently occupied, where fill material was placed altering the original drainage pattern beyond the building lot. In these cases, I am required to investigate the situation, notify the owner/builder of the new home and request remedial actions. Failure to correct the situation can result in fines via Code Enforcement and the Municipal Court.

I think we can all agree that honoring the drainage paths in place prior to construction and limiting fill limits is far preferable to having to go back and regrade a lot along the property line and replace any sod or vegetation with a new owner present.

Any questions, comments or input regarding this issue can be directed to me at bmccully@ci.college-station.tx.us

Brett McCully, P.E.
Assistant City Engineer
Department of Development Services

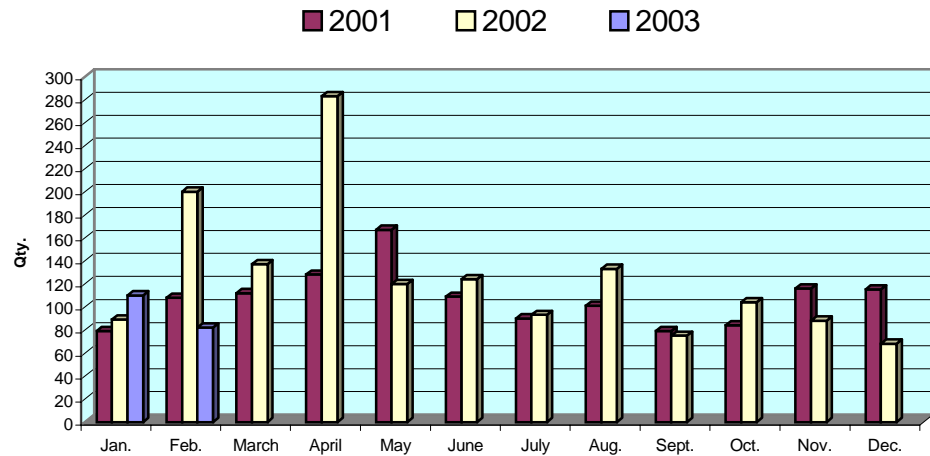
BUILDING PERMIT DETAILS: RESIDENTIAL

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
2/3/03	03-249	Elegant Living Homes	17	4	315 Sapphire Dr	Stone Forest Ph 2	3012	2338	New Residential (SF)	\$198,792.00
2/4/03	03-227	Herman E Couch	6	5	316 Agate Ct	Stone Forest Ph 2	2748	2200	New Residential (SF)	\$148,000.00
2/4/03	03-221	Sunset Homes	7	19	2112 Rolling Rock Pl	Emerald Forest Ph 11A	3410	2600	New Residential (SF)	\$171,600.00
2/4/03	03-277	Mike Lane Construction	4	41	1204 Royal Adelaide Dr	Pebble Creek 7B-1	4209	3897	New Residential (SF)	\$295,000.00
2/4/03	03-235	Oakwood Custom Homes	7	1	3703 Ardenne Ct	Edelweiss Gartens Ph 1	2363	1774	New Residential (SF)	\$117,084.00
2/4/03	03-131	New Concept Construction	6&7	4	210 Lee Ave	Oakwood	3320	2928	New Residential (SF)	\$193,248.00
2/4/03	03-231	Herman E Couch	18	5	312 Sapphire Dr	Stone Forest Ph 2	3027	2283	New Residential (SF)	\$151,000.00
2/5/03	03-281	B A Cathey Ltd	11	2	3714 Essen Loop	Edelweiss Gartens Ph 1	2159	1628	New Residential (SF)	\$107,448.00
2/5/03	03-157	Mills Construction	30	1	1507 Dominik Dr	Cat Hollow	2753	2079	New Residential (SF)	\$179,000.00
2/6/03	03-253	Ed Froehling Builders	90	28	1216 Roanoke Ct	Shenandoah Ph 7B	2361	1837	New Residential (SF)	\$121,242.00
2/6/03	03-252	Ed Froehling Builders	86	28	1208 Roanoke Ct	Shenandoah Ph 7B	2695	2018	New Residential (SF)	\$133,188.00
2/6/03	03-251	Ed Froehling Builders	56	27	1307 Roanoke Ct	Shenandoah Ph 7B	2632	2055	New Residential (SF)	\$135,630.00
2/7/03	03-283	Mariott Homes Inc	19	31	819 Plum Hollow Dr	Pebble Creek Ph 9A	3791	2611	New Residential (SF)	\$177,548.00
2/7/03	03-229	H L C Homes LLC	7	5	318 Agate Ct	Stone Forest Ph 2	2905	2258	New Residential (SF)	\$152,000.00
2/7/03	03-319	Mariott Homes Inc	26	30	5116 Sycamore Hills Dr	Pebble Creek Ph 9A	4151	3177	New Residential (SF)	\$216,036.00
2/7/03	03-285	Mariott Homes Inc	20	31	821 Plum Hollow Dr	Pebble Creek Ph 9A	3993	2955	New Residential (SF)	\$200,940.00
2/10/03	03-275	Main Street Homes	4	3	3829 Springfield Dr	Westfield Addition Ph 2	1932	1498	New Residential (SF)	\$98,868.00
2/10/03	03-276	Main Street Homes	3	3	3827 Springfield Dr	Westfield Addition Ph 2	2828	2292	New Residential (SF)	\$151,272.00
2/10/03	03-273	Main Street Homes	5	2	3809 Springfield Dr	Westfield Addition Ph 2	1589	1167	New Residential (SF)	\$77,022.00
2/10/03	03-274	Main Street Homes	1	3	3823 Springfield Dr	Westfield Addition Ph 2	1589	1167	New Residential (SF)	\$77,022.00
2/10/03	03-305	Certified Homes	40	2	4203 Conway Ct	Castlegate Sec 9	2244	1660	New Residential (SF)	\$109,560.00
2/12/03	03-365	Oakwood Custom Homes	39	1	4419 Rocky Meadows Dr	Woodland Hills Ph 1	2837	2231	New Residential (SF)	\$147,246.00
2/12/03	03-294	C G M Homebuilders	8	36	5204 Sycamore Hills Ct	Pebble Creek	5652	4213	New Residential (SF)	\$350,000.00
2/12/03	03-357	Ed Froehling Builders	94	5	1102 Mallory Ct	Alexandria Ph 5	2410	1762	New Residential (SF)	\$116,292.00
2/12/03	03-356	Ed Froehling Builders	58	27	1311 Roanoke Ct	Shenandoah Ph 7B	2598	1855	New Residential (SF)	\$122,430.00
2/12/03	03-359	Ed Froehling Builders	93	5	1104 Mallory Ct	Alexandria Ph 5	2410	1847	New Residential (SF)	\$121,902.00
2/12/03	03-308	C G M Homebuilders	4	5	312 Agate Dr	Stone Forest Ph 2	3218	2476	New Residential (SF)	\$163,416.00
2/13/03	03-379	Ed Froehling Builders	78	5	1106 Tyler Ct	Alexandria Ph 5	2331	1809	New Residential (SF)	\$119,394.00
2/13/03	03-395	Ed Froehling Builders	80	5	1102 Tyler Ct	Alexandria Ph 5	2272	1703	New Residential (SF)	\$112,398.00
2/13/03	03-383	Husfeld Homes Inc	6	41	1208 Royal Adelaide Dr	Pebble Creek Ph 7B	5205	3670	New Residential (SF)	\$242,220.00
2/13/03	03-381	Husfeld Homes Inc	44	43	5101 Piping Rock Ct	Pebble Creek Ph 7B-1	4497	3169	New Residential (SF)	\$209,154.00
2/13/03	03-385	Husfeld Homes Inc	30	30	829 Pine Valley Dr	Pebble Creek	4160	3032	New Residential (SF)	\$200,112.00
2/13/03	03-387	Husfeld Homes Inc	41	1	4409 Appleby Pl	Castlegate Sec 1 Ph 2	2774	2002	New Residential (SF)	\$132,132.00
2/13/03	03-298	Easterling Homes	2	2	4226 Camber Ct	Castlegate Sec 9	2371	1731	New Residential (SF)	\$116,226.00
2/13/03	03-411	Charles Thomas Homes	28	1	3735 Essen Loop	Edelweiss Gartens Ph 1	2334	1621	New Residential (SF)	\$106,986.00
2/14/03	03-400	M/W Construction	56	1	303 Stoney Hills Ct	Woodland Hills Ph 1	2573	1901	New Residential (SF)	\$125,466.00
2/14/03	03-399	M/W Construction	12	2	3712 Essen Loop	Edelweiss Gartens Ph 1	2078	1516	New Residential (SF)	\$100,056.00
2/14/03	03-409	T-2 Properties, Inc	2	2	300 Stone Cove Ct	Woodland Hills Ph 1	2760	2113	New Residential (SF)	\$139,458.00
2/18/03	03-362	Pitcock & Croix	51		4410 Appleby Pl	Castlegate Sec 1 Ph 2	2828	2220	New Residential (SF)	\$146,520.00
2/18/03	03-393	Walton Family Homes	28	2	4220 Conway Ct	Castlegate Sec 9	2250	1694	New Residential (SF)	\$111,804.00
2/18/03	03-371	H L C Homes LLC	20	5	316 Sapphire Dr	Stone Forest Ph 2	3218	2316	New Residential (SF)	\$152,856.00
2/18/03	03-332	Bandera Custom Homes	39	2	4201 Conway Ct	Castlegate Sec 9	2597	1720	New Residential (SF)	\$145,000.00
2/18/03	03-370	Court Construction	4	20	2107 Rolling Rock Pl	Emerald Forest #11	2989	2219	New Residential (SF)	\$146,454.00
2/19/03	03-407	W R Tubbs Construction	4		824 Churchill St	Lauterstein	1379	1379	New Residential (SF)	\$52,000.00
2/20/03	03-430	Ed Froehling Builders	84	28	1204 Roanoke Ct	Shenandoah Ph 7B	2563	1868	New Residential (SF)	\$123,288.00
2/20/03	03-424	C G M Homebuilders	51	43	5112 Whistling Straits Dr	Pebble Creek Ph 7B-1	4521	3677	New Residential (SF)	\$242,682.00
2/24/03	03-501	Ed Froehling Builders	69	5	1103 Tyler Ct	Alexandria Ph 5	2224	1741	New Residential (SF)	\$114,906.00
2/24/03	03-487	Ed Froehling Builders	70	5	1105 Tyler Ct	Alexandria Ph 5	2398	1900	New Residential (SF)	\$125,400.00
2/25/03	03-367	Kevin Brown & Assoc	17	34	822 Plum Hollow Dr	Pebble Creek Ph 9A	3418	2502	New Residential (SF)	\$165,132.00
2/25/03	03-435	T D T Homes	2	2	3752 Essen Loop	Edelweiss Gartens Ph 1	1842	1426	New Residential (SF)	\$94,116.00
2/25/03	03-437	T D T Homes	8	2	3740 Essen Loop	Edelweiss Gartens Ph 1	2074	1517	New Residential (SF)	\$100,122.00
2/26/03	03-520	Superior Custom Homes	13		207 Lampwick Cir	Chimney Hill	4278	3261	New Residential (SF)	\$215,226.00
2/27/03	03-536	Ed Froehling Builders	61	5	1112 Coeburn Ct	Alexandria Ph 5	2410	1868	New Residential (SF)	\$123,288.00
2/27/03	03-491	Stylecraft Builders	17	2	1018 Windmeadows Dr	Westfield Village Ph 1	2405	1500	New Residential (SF)	\$99,000.00
2/7/03	03-348	College Real Estate			402 Nagle St		4000		Residential Remodel	\$30,000.00
2/11/03	03-335	Legend Builders, Inc			5012 Maidstone Ct	Pebble Creek			Residential Remodel	\$20,000.00
2/21/03	03-504	Jay Burch	8		125 B Richards St	Richards Addition			Demolition, Residential	\$2,500.00
Total										\$8,046,682.00

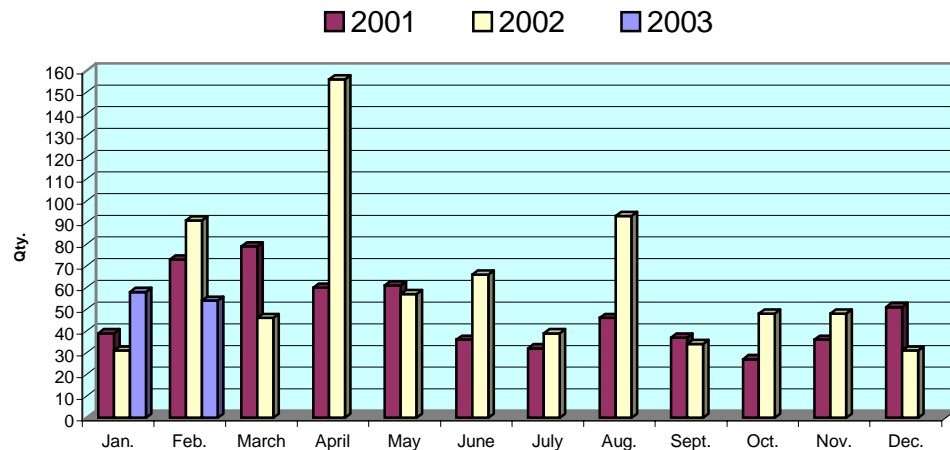
BUILDING INSPECTIONS

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	MOVING	TOTAL
JANUARY	233	214	201	121	0	2	4	1	0	776
FEBRUARY	188	190	159	78	15	2	2	1	0	635
YEARLY TOTAL	421	404	360	199	15	4	6	2	0	1411

TOTAL BUILDING PERMITS 3 YEAR—COMPARISON BY MONTH

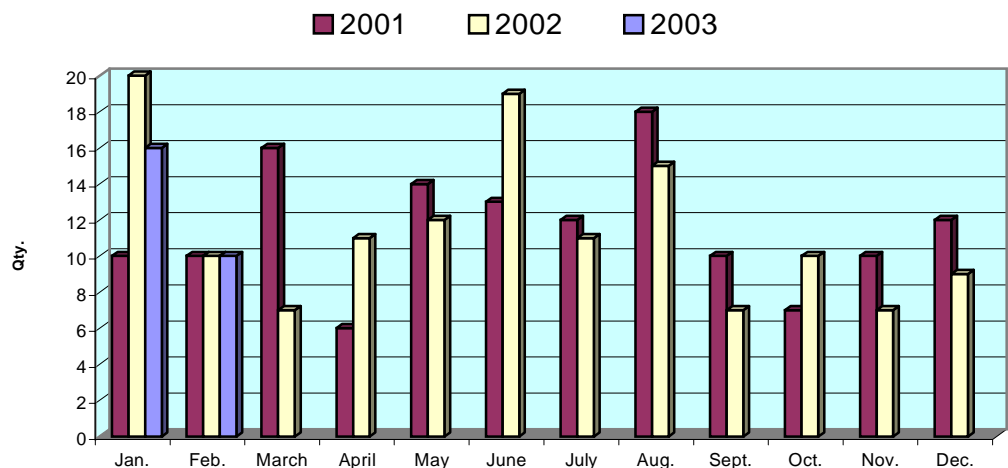


SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



Only new Single Family Homes are included in this chart.

COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



This chart includes New Commercial & Commercial Remodels.

Type of Permit	Month of February 2003					Month of February 2002		
	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	54	54	155585	117881	\$7,994,182.00	91	91	\$8,701,114.00
Duplex	0	0	0	0	\$0.00	12	24	\$1,169,681.00
Tri-plex/Four-plex	0	0	0	0	\$0.00	6	24	\$1,320,000.00
Apartment	0	0	0	0	\$0.00	0	0	\$0.00
Residential Remodel	2	N/A	N/A	N/A	\$50,000.00	11	N/A	\$232,979.00
Residential Demolition	1	1	0	N/A	\$2,500.00	0	0	\$0.00
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0.00	32	N/A	\$116,761.00
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0.00	2	N/A	\$72,000.00
Hotel/Motel/Inn	0	0	0	0	\$0.00	0	0	\$0.00
New Commercial	2	N/A	N/A	N/A	\$82,613.00	5	N/A	\$3,314,685.00
Commercial Remodel	8	N/A	N/A	N/A	\$494,025.00	5	N/A	\$46,300.00
Commercial Demolition	3	N/A	N/A	N/A	\$57,000.00	0	N/A	\$0.00
Commercial Slab Only	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Swimming Pool	2	N/A	N/A	N/A	\$64,841.00	2	N/A	\$45,300.00
Sign	6	N/A	N/A	N/A	\$14,482.00	20	N/A	\$86,025.00
Moving & Location	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Storage/Accessory	1	N/A	N/A	N/A	\$9,900.00	5	N/A	\$102,000.00
Roofing	3	N/A	N/A	N/A	\$6,400.00	9	N/A	\$73,200.00
TOTALS	82	55	155585	117881	\$8,775,943.00	200	139	\$15,280,045.00

PERMIT
TOTALS—
MONTH



Type of Permit	Jan. 1, 2003 - February 28, 2003					Jan. 1, 2002 - February 28, 2002		
	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	112	112	304488	235177	\$15,477,762.00	122	122	\$12,927,253.00
Duplex	1	2	2302	2050	\$135,300.00	22	44	\$1,949,681.00
Tri-plex/Four-plex	0	0	0	0	\$0.00	6	24	\$1,320,000.00
Apartment	0	0	0	0	\$0.00	2	14	\$718,480.00
Residential Remodel	10	N/A	N/A	N/A	\$324,365.00	18	N/A	\$459,104.00
Residential Demolition	2	2	800	N/A	\$4,500.00	1	1	\$3,000.00
Residential Slab Only-SF	1	N/A	N/A	N/A	\$175,000.00	34	N/A	\$128,071.00
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0.00	2	N/A	\$72,000.00
Hotel/Motel/Inn	0	0	0	0	\$0.00	0	0	\$0.00
New Commercial	10	N/A	N/A	N/A	\$2,314,788.00	14	N/A	\$5,448,185.00
Commercial Remodel	16	N/A	N/A	N/A	\$2,160,712.00	16	N/A	\$675,343.00
Commercial Demolition	8	N/A	N/A	N/A	\$193,500.00	1	N/A	\$2,000.00
Commercial Slab Only	1	N/A	N/A	N/A	\$450,000.00	0	N/A	\$0.00
Swimming Pool	3	N/A	N/A	N/A	\$134,541.00	6	N/A	\$143,300.00
Sign	11	N/A	N/A	N/A	\$43,562.00	28	N/A	\$129,975.00
Moving & Location	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Storage/Accessory	5	N/A	N/A	N/A	\$24,700.00	6	N/A	\$102,400.00
Roofing	12	N/A	N/A	N/A	\$37,100.00	11	N/A	\$81,000.00
TOTALS	192	116	307590	237227	\$21,475,830.00	289	205	\$24,159,792.00

PERMIT
TOTALS—
YTD

BUILDING PERMIT DETAILS: COMMERCIAL

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
2/25/03	03-478	Brazos Engineer & Const			1901 Texas Ave S D		1600	1600	New Commercial	\$82,000.00
2/5/03	03-336	Clyde Riggs Construction	1	1	501 Graham Rd	Brown Addition	4000	4000	Commercial Remodel	\$30,000.00
2/6/03	03-322	John R Clark & Associates	D	1	702 University Dr E 102-D	University Park	2347	2347	Commercial Remodel	\$15,000.00
2/14/03	03-360	Britt Rice Company			1605 Rock Prairie Rd #212	Remington	200		Commercial Remodel	\$38,000.00
2/21/03	03-59	JH Construction			1500 Harvey Rd 4006	Post Oak Mall	3737	3737	Commercial Remodel	\$42,825.00
2/26/03	03-535		1R		1501 Earl Rudder Frwy S	Harvey Road East	4200		Commercial Remodel	\$13,200.00
2/26/03	03-542	Bairrington Homes			1045 Texas Ave S	College Hills	1500		Commercial Remodel	\$35,000.00
2/27/03	03-508	Mike Lane Construction	30/31/32	9	101 Grove St	West Park (CS)			Commercial Remodel	\$100,000.00
2/4/03	03-321	Party Time			3535 Longmire Dr	L O Ball Memorial Ph 2	400		Commercial, structure other than bldg	\$613.00
2/5/03	03-334	Clyde Riggs Construction	1	1	501 Graham Rd	Brown Addition	4000	4000	Demolition, Commercial	\$30,000.00
2/17/03	03-422	Cherry Moving Company			815 University Dr	J E Scott (ICL)			Demolition, Commercial	\$12,000.00
2/20/03	03-489	Jomar Contractors, Inc			615 University Dr E	Randall's University Park	800		Demolition, Commercial	\$15,000.00
Total										\$413,638.00

REVIEWED SITE PLANS & CUPS

February

SITE PLANS

- 🌀 University Commons II, 2301 Eastmark Drive
- 🌀 Signs Now, 3101 Longmire Drive
- 🌀 West Pointe Building Center, 12850 Old Wellborn Road
- 🌀 Gatti Town, 2026 Texas Avenue South

CUPS

- 🌀 A&M United Methodist Fellowship/
Classroom, 200 College Main

BUILDING PERFORMANCE MEASURES

- 🏠 86% of commercial plans that were complete when submitted were reviewed accurately within 5 working days by building staff in compliance with College Station Codes and Ordinances or have received appropriate variances.
- 🏠 14% of single family plans that were complete when submitted were reviewed accurately within 1 working day.
- 🏠 100% of building inspections accurately performed within 24 hours.
- 🏠 100% of single family permits issued within 1 hour of application when applicant waits for the review.
- 🏠 7 commercial plans submitted, 7 sets of duplex plans submitted, 0 sets of multi-family plans submitted.
- 🏠 8 inspections per day per inspector, in addition to utility walk-through connections and miscellaneous requests.
- 🏠 32 inspections (approx.) per day for this month.

REZONING SCOOP

Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
1501 Associates Ave	5.96	From C-1 to C-2	16-Jan	Approved	13-Feb	
1311 Southwest Pkwy	3.03	From R-1 to R-1A	20-Mar		10-Apr	
2201 Barron Rd		From A-O to R-1	24-Apr		3-Apr	
12850 Old Wellborn Rd	2.4	From A-O to C-1	20-Mar		10-Apr	

[illegible]